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PROP REPORT



Terraform Dwarka – Wing C

MahaRERA Number : P51800020608



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

LOCATION

The project is in Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Rajawadi	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 28 AQI and the noise pollution is Greater than 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.7 Km**
- Ghatkopar Station Bus Stop **350 Mtrs**
- Vivo Ghatkopar Metro Station **350 Mtrs**
- Ghatkopar Station **350 Mtrs**
- Eastern Express Hwy, Maharashtra **2.3 Km**
- Parakh Hospital **240 Mtrs**
- Ramniranjan Jhunjhunwala College, Station Road Opposite Ghatkopar Railway Station, Ghatkopar West, Mumbai, Maharashtra 400086 **280 Mtrs**
- R City Mall **3 Km**
- R Odeon Mall **800 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	34	1

BUILDER & CONSULTANTS

Everest Developers developed historic developments, but as part of its strategic positioning, Everest Developers is now Terraform Realty. Their residential and commercial complexes have become landmark projects in prominent locations across Mumbai and Thane due to their high utility and customer-centric attitude. Terraform Realty's skilled team of specialists oversees every stage of the purchase process, ensuring that you have a positive experience in all of your undertakings. "Enriching life with nature and technology," they say simply. Their focus hasn't changed in almost 40 years of providing dream homes: Pursuit of Excellence. Their top priority remains the same: their customers.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	2.07 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Terraform Dwarka - Wing C	2	15	5	1 BHK,2 BHK,3 BHK	75
First Habitable Floor				3rd Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	353 sqft

2 BHK	590 – 613 sqft
3 BHK	976 – 1050 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 26500	INR 9354500	INR 10869950
2 BHK	INR 26500	INR 15635000	INR 17978500 to 18648950
3 BHK	INR 26500	INR 25864000	INR 29430400 to 31587500

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 800000	INR 5.5 Lakhs for 1 BHK, 7.5 Lakhs for 2 BHK, 9.5 Lakhs for 3 BHK it includes 1 yr maintenance.

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment

**Bank Approved
Loans**

Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,SBI
Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	338	5	INR 8514494	INR 25190.81
February 2022	613	12	INR 17611675	INR 28730.3
December 2021	588	10	INR 17561521	INR 29866.53
December 2021	583	10	INR 17346519	INR 29753.89
July 2021	583	12	INR 16196876	INR 27781.95

July 2021	566	12	INR 13654524	INR 24124.6
June 2021	583	13	INR 14624169	INR 25084.34
February 2021	583	14	INR 13915000	INR 23867.92
February 2021	588	7	INR 15205500	INR 25859.69
December 2020	566	14	INR 14170000	INR 25035.34
December 2020	338	9	INR 7722000	INR 22846.15
November 2020	338	14	INR 8424000	INR 24923.08
September 2020	588	7	INR 15205500	INR 25859.69
July 2020	350	8	INR 8775000	INR 25071.43
February 2020	338	4	INR 10177000	INR 30109.47

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PROJECT PROPSCORE



Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	55
Connectivity	83
Infrastructure	86
Local Environment	73
Land & Approvals	50
Project	66
People	55
Amenities	42

Building	63
Layout	48
Interiors	48
Pricing	50
Total	60/100

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